



VG-1443-2023-2301247

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2301247

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 06, 2023 11:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2301247
Receipt Number: 20230406000021
Recorded Date/Time: April 06, 2023 11:56 AM
User: Melissa S
Station: CCLERK02

Record and Return To:

MOLLIE MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28540

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/15/2007, Raeanna L. Buchanan, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Jerry E. Mabry, as Trustee, Bransford Lending, LLC d/b/a Trinity Mtg Services, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$93,342.00, payable to the order of Bransford Lending, LLC d/b/a Trinity Mtg Services, which Deed of Trust is Recorded on 10/16/2007 as Volume 00708057, Book 1423, Page 834, and under loan modification recorded 6/4/2018 as instr#01801792 in Freestone County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Metes and Bounds Description for 0.262 of an Acre of Land

Being 0.262 of an acre of land situated in the I. H. Reed Survey Abstract No. 23, Freestone County, Texas, being all of that certain called north ninety feet of Lot Twenty-Two (22) of the W. A. Morehead Addition described in a deed from Torn J. Culwell to Addie Mae Culwell, dated November 6, 2003, and recorded in Volume 1256, Page 824, of the Deed Records of Freestone County, Texas, said 0.262 acre tract to be more particularly described by metes and bounds as follows:

Beginning at a ¾" iron rod (found) at the northwest corner of the above mentioned Lot 22, being at the southwest corner of Lot 23 of said addition, and being in the east right-of-way line of Shady Lane (40' R.O.W.);

Thence South 89° 51' 13" East, for a distance of 126.89 feet, to a T-Bar (found) at the northeast corner of said Lot 22, and being at the southeast corner of Lot 23, being at the southwest corner of Lot 11, and being at the northwest corner of Lot 12;

Thence South 00° 01' 03" East, for a distance of 89.99 feet, to a T-Bar (found) at the southeast corner of said north ninety feet of Lot 22, being in the east line of said Lot 22, being in the west line of Lot 12 and being at a chain link fence corner;

Thence North 89° 50'.38" West, for a distance of 126.91 feet, to a 'A" iron rod (found) at the southwest corner of said north ninety feet of Lot 22, and being in the east right-of-way line of Shady Lane;

Thence North, for a distance of 89.96 feet, with the west line of Lot 22, and with the east right-of-way line of Shady Lane, back to the place of beginning, and containing 0.262 of an acre of land.

Bearings are based on a bearing of "North" along the monumented west line of the north ninety feet of Lot 22 as recorded in Volume 1256, Page 824.

Property Address: 124 Shady Ln Dr Fairfield, TX 75840

Commonly known as: 124 SHADY LN DR FAIRFIELD, TX 75840

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre,, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the



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Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **6/6/2023 at 11:00 AM**, or no later than three (3) hours after such time, in **Freestone County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 4/4/2023

WITNESS, my hand this 4.6.2023

Francesca Ojeda

By: Francesca Ojeda, Trustee Sale Specialist, Team Lead

Carrington Foreclosure Services, LLC as authorized agent for Mortgagee or Mortgage Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Mollie McCoslin

By: Substitute Trustee(s)
Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806